

CITY OF FORT WORTH, TEXAS



COUNCIL PROPOSAL

Date: June 10, 2014	File Number: 298	Subject: Waiver of all City Fees Related to the New Electrical Distribution System and the Capital Improvements to Tower Drive, Cattle Barn 2 and the Milking Parlor at the Will Rogers Memorial Center	
Proposed By: Council Member Dennis Shingleton and Council Member Danny Scarth		City Manager's Review:	Page: PAGE 1 OF 2
		City Attorney's Review:	

It is proposed that the City Council waive all City fees related to the new electrical distribution system serving the barns and all planned capital improvements to Tower Drive, Cattle Barn 2, and Milking Parlor at the Will Rogers Memorial Center.

DISCUSSION:

The Southwestern Exposition and Livestock Show (SWELS) and Event Facilities Fort Worth (EFFW) propose to complete major enhancements to the electrical distribution system at the Will Rogers Memorial Center (WRMC) to serve the swine, sheep, poultry/rabbit and cattle barns. The anticipated cost of the improvements is between \$1.5-\$2 million dollars. The project will include funding a new underground feeder system in conduit, which will upgrade and replace an existing direct buried feeder. Three new pad mounted transformers with provisions for three future transformers to ultimately provide a dedicated service point for each barn are included. Two of these service points will be fully installed as a part of this project, one on the west side of the swine barn, one on the east side of cattle barn 3. The new swine barn project will provide new electrical service to the sheep, poultry/rabbit and cattle barn 1. The new cattle barn 3 project will also provide new electrical service to cattle barn 4. These new services will isolate cattle barn 2 and the auction arena for the future renovation of these barns.

The License Agreement between the City and SWELS provides that the SWELS has a continuing interest in assisting the City in maintaining and updating the facilities at the WRMC by investing, in its discretion, and with the City's approval, funds derived from the net income of the annual show.

The WRMC staff will request Council authorization in the future to allow construction of the Tower Drive, Cattle Barn 2, and Milking Parlor project at the WRMC. The project will provide covered access from the parking on the southern part of the WRMC complex to the central part of the complex and provide a much needed renovation of Cattle Barn 2, including the Milking Parlor.

The electrical enhancements contained in this Council Proposal must be completed prior to the commencement of the Tower Drive and Cattle Barn construction project.

These fee waivers are an appropriate tool that incentivizes and promotes private financial participation in City projects and maximizes the fiscal efficiency of the financial participation. The electrical distribution improvements and enhancements to the barns and capital improvements to Tower Drive, Cattle Barn 2 and Milking Parlor will serve the public purpose of enhancing public safety in a City facility that is open to the general public and leveraging the construction of facilities to be donated to the City. All enhancements and improvements will be constructed and overseen pursuant to the City's License Agreement with the SWELS and the permitting processes and inspections outlined in the City Code, which put in place adequate controls to carry out such public purpose.

The City agrees to waive fees in connection with the electrical distribution improvement and enhancement project to the barns and all planned capital improvements to Tower Drive, Cattle Barn 2, and Milking Parlor at the WRMC. The estimated value of the fee waivers is approximately \$50,000-\$100,000.

- ☐ LEGALITY
- ☐ FISCAL NOTE
- ☐ CITY MANAGER'S COMMENTS
- ☐ CITY POLICIES MANUAL

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LEGALITY:

The Law Department finds that this proposal is legal and within the authority of the City Council.

FISCAL NOTE:

The Finance Director certifies that this action will have no material effect on City funds.

CITY MANAGER'S COMMENT:

The City Manager has no objection to this proposal.

PROPOSED BY:

Dennis Shingleton, Council District 7
Council Member

Danny Scarth, Council District 4
Council Member

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